120.0	0002	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	648,300 /	648,300
USE VALUE:	648,300 /	648,300
ASSESSED:	648,300 /	648,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELISI KENNETH J
Owner 2:	MELISI-VISCOMI DEBORAH A
Owner 3:	
Street 1:	136 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELISI MARY R/TRUSTEE -
Owner 2:	136 WINCHESTER ROAD TRUST -
Street 1:	136 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,172 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Aluminum Exterior and 1877 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6172.000	224,700		423,600	648,300
Total Card	0.142	224,700		423,600	648,300
Total Parcel	0.142	224,700		423,600	648,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.35 | /Parcel: 345.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77357
GIS Ref	
GIS Ref	
Insp Date	11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,700	0	6,172.	423,600	648,300	648,300	Year End Roll	12/18/2019
2019	101	FV	181,200	0	6,172.	429,700	610,900	610,900	Year End Roll	1/3/2019
2018	101	FV	181,200	0	6,172.	320,700	501,900	501,900	Year End Roll	12/20/2017
2017	101	FV	181,200	0	6,172.	290,500	471,700	471,700	Year End Roll	1/3/2017
2016	101	FV	181,200	0	6,172.	278,400	459,600	459,600	Year End	1/4/2016
2015	101	FV	180,300	0	6,172.	236,000	416,300	416,300	Year End Roll	12/11/2014
2014	101	FV	180,300	0	6,172.	223,900	404,200	404,200	Year End Roll	12/16/2013
2013	101	FV	180,300	0	6,172.	213,000	393,300	393,300		12/13/2012

!9291!

PRINT

Date	Time
12/10/20	23:47:25

LAST REV

Date	Time
02/19/19	13:03:04
ekelly	
9291	

USER DEFINED

Prior Id # 1:	77357
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELISI MARY R/T	60936-547		1/9/2013	Convenience	1	No	No		Mary R Melisi dod 4/8/2018
MELISI MARY R	25233-140		3/20/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2010	2077	New Wind	6,992					REPL 6 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
2/18/2000	Mailer Sent		
2/15/2000	Measured	268	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6172		Sq. Ft.	Site		0	70.	0.98	5									423,611						423,600	

Total AC/HA: 0.14169 | Total SF/SM: 6172 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,611 | Spl Credit | Total: 423,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.33717275
Const Adj.:	0.99742496
Adj $ / SQ:	126.704
Other Features:	79159
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325636
Depreciation:	100947
Depreciated Total:	224689

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	
Totals			
1	8	2	

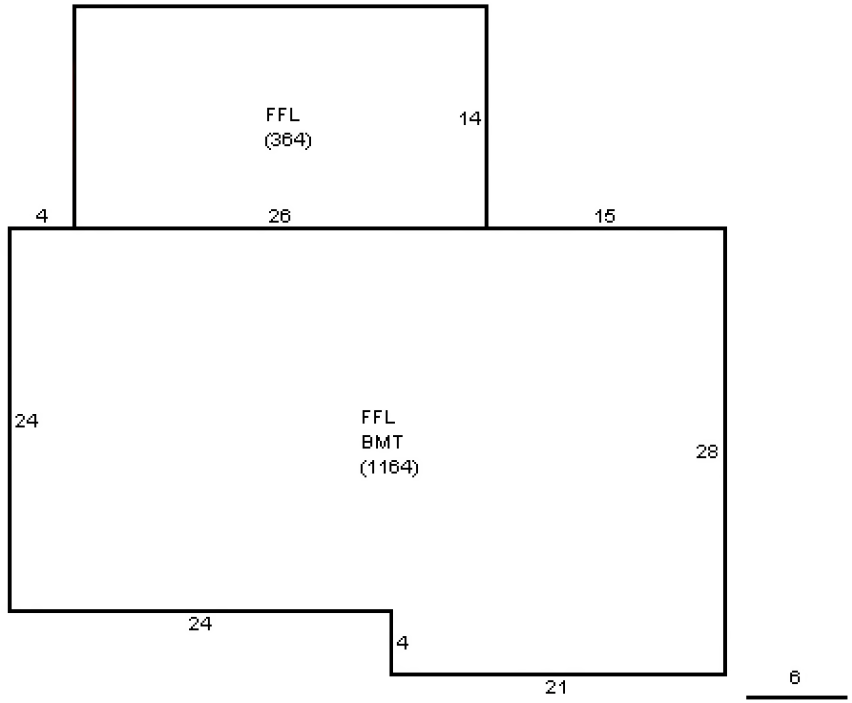
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.70
Special Features:	0	Val/Su Net:	83.47
Final Total:	224700	Val/Su SzAd	147.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,528	126.700	193,604
BMT	Basement	1,164	45.420	52,873

Net Sketched Area:	2,692		Total:	246,477	
Size Ad	1528	Gross Are	2692	FinArea	1877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	